

CHAPTER 17
SANITATION OF HABITABLE BUILDINGS

[Prior to 7/29/87, Health Department[470] Ch 17]

641—17.1(135) General. Every dwelling which is in whole or in part leased by the owner or agent, except hotels and other establishments which are licensed by the department of inspections and appeals, shall comply with the following requirements and in addition all dwellings shall conform to the requirements of any city housing code created pursuant to Iowa Code section 364.17 in all cities where applicable. The owner or lessor shall be deemed responsible for compliance with said requirements.

17.1(1) Room size. No habitable room in such a dwelling hereinafter constructed shall have a floor area of less than 80 square feet nor shall the ceiling height be less than 7½ feet.

17.1(2) Heating. Every such building shall be equipped with heating equipment capable of maintaining every habitable room thereof at a temperature of at least 70°F. whenever occupied.

17.1(3) Lighting. Every such building shall be so equipped as to provide every habitable room thereof with artificial lighting equipment reasonably uniformly distributed and of sufficient intensity to produce illumination of 6 foot-candles on the floor area, and at least 10 foot-candles at certain points for reading, study, sewing and similar tasks. Hallways, stairways and similar passageways shall be provided with 1 or more foot-candles illumination.

Every habitable room located in any such building shall be provided with one or more windows opening to the outside air and equivalent in glass area to at least 8 percent of the floor area of such room in the case of existing buildings, and to at least one-eighth of the floor area of said room in the case of buildings or additions hereafter constructed.

17.1(4) Ventilation. Every habitable room located in any such building shall be provided with an aggregate openable window area of at least 4 percent of the floor area for existing buildings and of at least 6 percent for buildings and additions hereafter constructed. The requirements of this item shall not apply to buildings having adequate provisions for artificial ventilation.

17.1(5) Plumbing and excreta disposal. All plumbing in such buildings shall comply with the requirements of the local plumbing ordinance. Where no local ordinance is in effect, the plumbing shall comply with the state plumbing code.

Every such building to which running water and sewage disposal are available shall be provided with at least one lavatory, one water closet, one bathtub or shower and one kitchen sink.

Every such building to which running water and sewage disposal are not available shall be provided with at least one pit toilet or chemical toilet seat for every 15 occupants.

17.1(6) Screening. Every such building which is located in an area in which flies and mosquitoes have not otherwise been effectively controlled shall have all windows and doors to the outside equipped with screens of not less than 16 meshes to the inch, which are so maintained as to effectively prevent the entrance into the building of flies and mosquitoes, provided that all outside screen doors shall open outward and be self-closing and provided that effective means other than screens may be substituted therefor when specifically approved by the health officer.

17.1(7) Overcrowding. If any room in such dwelling is overcrowded the health officer may order the number of persons sleeping or living in said room to be so reduced that there shall not be less than 400 cubic feet of air to each adult and 200 feet of air to each child under 12 years of age occupying such room.

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